

OTIS HALL
1828 Calhoun Street
New Orleans
Orleans Parish
Louisiana

HABS NO. LA-1240

HABS
LA
36-NEWOR,
101-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Southeast Regional Office
Department of the Interior
Atlanta, Georgia 30303

HISTORIC AMERICAN BUILDINGS SURVEY

OTIS HALL

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Location: 1828 Calhoun Street, New Orleans, Orleans Parish, Louisiana
USGS New Orleans East, Louisiana Quadrangle
Universal Transverse Mercator Coordinates:
15/778100/3314920

Significance: The dwelling located at No. 1828 Calhoun Street is a contributing element to the Uptown New Orleans Historic District, a 750 block area listed on the National Register of Historic Places in 1985. The uptown district is significant on a state level for its diverse architectural collection of dwellings from the period ca. 1820 to 1935. No. 1828 Calhoun Street is a two-story, Queen Anne dwelling constructed ca. 1890s. Of the district's total 10,716 buildings, approximately 574 were designed in the Queen Anne Style. The single family residence illustrates the diversity of residential architecture constructed during the latter phase of the district's development.

Description: Otis Hall is a two-story, wood-frame building situated on the east side of Loyola University's main campus. The building faces east onto Calhoun Street between Cromwell Place and Loyola Street. The Queen Anne dwelling is characterized by its complex roof massing, asymmetrical facades, and textured exterior wall surfaces. The building is supported by a brick pier foundation and terminates in a steeply-pitched hipped roof sheathed in asbestos shingles. The main hipped roof is intersected by lower gable wings on the east front and south side. The exterior wall planes are clad in horizontal wood siding, with vertical corner boards. The gable peaks are clad in scalloped, wood shingles.

The front (east) facade is dominated by a one-story, full-width porch supported by tapered wood columns ornamented with Corinthian capitals. The main entrance, located off-center, consists of a replacement double door. A single, arched window is located north of the main entry. Two, full-length windows occupy the space south of the main entry. The full-length windows are framed by louvered wood shutters. On the second story, two double-hung sash windows are symmetrically spaced on the south side. A flat roof addition has been installed along the northern portion, which projects onto the porch roof. The roof plane of the front facade is broken by an off-center triangular pediment. The pedimented gable end is sheathed in scalloped, wood shingles. The shingle wall surface curves inward to two recessed, louvered vents.

The north side elevation consists of the main block and a lower hipped roof wing that extends from the west end. Windows are asymmetrically arranged and consist of wood-frame, one-over-one and two-over-two light, double-hung sash. A brick chimney is located along the north slope of the main roof. The south side elevation is defined by a horizontal band of scalloped shingles at its midsection. A two-story, polygonal bay window dominates this elevation. The bay window is capped by a triangular pediment sheathed in scalloped, wood shingles. A second bay window is located at the first floor level. The west rear elevation is characterized by several wood-frame additions, including a one-story shed addition with a smaller shed section and open porch above, and a hipped roof extension on the second story supported by wood posts.

The interior plan is characterized by its asymmetrical layout, typical of most Uptown residences of the late nineteenth and early twentieth centuries. The first floor plan contains

an entrance foyer with an enclosed staircase located along the north wall. Three principal rooms are aligned along the south wall, while smaller rooms are located along the north side. Secondary access to the upper story is provided by stairs located on the north wall towards the rear of the building. The front foyer leads into a main hall; a built-in alcove is located in the northwest corner of the main hall. The front room is reached by a single door opening on the south wall of the main hall. Natural light filters through full-length windows located on the east and south walls. A small polygonal bay window is centered on the south wall. A corner fireplace is located on the southwest wall of this front room. The mantle is supported by corner brackets and reeded pilasters. A set of pocket doors, originally located on the north and west walls, have been infilled. One of the paneled doors and a corner column survives intact on the west wall. The center room is dominated by a polygonal bay window that occupies the entire south wall. The southeast wall contains a corner fireplace embellished with fluted wood columns and a marble surround. Two sets of double French doors are located on the west wall; these doors have been painted over.

The second floor plan is organized around a narrow corridor. Two large rooms are located along the south side while smaller rooms are oriented along the north side. The front room has two windows that occupy the south and east walls. A corner fireplace, on the southwest wall, is detailed with blue-glazed tile and a simple, carved wood mantle supported by end brackets. A single door, centered on the west wall, leads into the adjacent room. This spacious room is dominated by a polygonal bay window on its south wall. A corner fireplace is located on the southeast wall. The fireplace mantle consists of a carved wreath panel and corner pilasters.

On-site inspection indicates that the exterior composition and massing remains essentially intact, with minimal alterations to the principal facade. The one-story addition over the front porch does not alter significantly the architectural character. Other exterior alterations have been confined to the rear of the building, as evidenced by the various porch and wood-frame additions. Interior changes were undertaken during Loyola University's ownership to accommodate a change from residential to office use. Suspended ceiling panels obscure the full ceiling height. Carpeting has been installed over the original hardwood floors. The majority of doors throughout the first floor have been replaced, while most of the five-panel wood doors remain extant on the second floor. Door transoms have been painted over or infilled with paneled woodwork. Door and window surrounds, consisting of machine-milled woodwork and bull's eye corner blocks, also are intact.

History:

Otis Hall is situated in a New Orleans street car suburb that was developed in the mid-nineteenth century after local heirs subdivided their uptown property in 1854. Over the next decades, this tract of land was acquired by speculative developers for suburban residences. The first tracts were purchased between 1854 to 1867, and included eight squares on the lake side of Charles Street. Expansion into these new suburbs diminished during the Civil War; however, by the late 1860s, numerous lots were sold. The Cotton Centennial Exposition of 1884 served as an impetus for further development of the uptown area. By this date, the New Orleans and Carrollton Railroad provided a means of transportation to this expanding residential suburb.

Development of the lots did not immediately follow their purchase and several areas situated in the uptown region of New Orleans, referred to as "the country", remained rural

into the late nineteenth century. Square 97, the site of Otis was purchased in 1869 along with 31 other parcels, or squares. In 1870, the city of New Orleans annexed the municipality of Jefferson City, the suburb of Burtheville, and the Foucher tract (Audubon Park).

According to an 1883 Atlas of New Orleans, Square 97 was surveyed but remained undeveloped. Three years later, in 1886, Loyola University purchased a portion of the Foucher estate, a tract that fronted St. Charles Street and extended to Claiborne Canal. Between 1883 and 1890, the area between St. Charles Avenue and the river was expanded greatly.

The Sanborn Fire Insurance Map of 1896 indicates that No. 1828 Calhoun was constructed by this date. The earliest known occupant of this residence was George L. Bloomfield, who moved there in 1898. Bloomfield was employed as an auditor for the New Orleans Custom House.

By 1906, development along Calhoun Street had been completed, and single family residences occupied all the lots. Throughout the early and mid-1900s, No. 1828 Calhoun Street remained a single family dwelling. The Sanborn Fire Insurance Map of 1951 showed minimal changes to the properties located in the 1800 block of Calhoun Street, except for the addition of garages.

Loyola University acquired No. 1828 Calhoun Street from Robert W. French on April 29, 1960. The university named the building Otis Hall, in honor of Alphonse E. Otis, the president of the university from 1913 to 1919. During Loyola University's early ownership, the building was used to house university athletes.

Project
Information:

This documentation was undertaken by R. Christopher Goodwin & Associates, Inc. on behalf of Loyola University, in fulfillment of a Memorandum of Agreement (MOA) between Loyola University, City of New Orleans, the Department of Housing and Urban Development (HUD), the Louisiana State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (ACHP). The proposed expansion of Miller Hall will require the demolition of three university-owned buildings along the 1800 block of Calhoun Street. These include Otis Hall, Roy Hall, and Gaudin Hall. These small-scale residential buildings will be replaced by a larger structure that is architecturally compatible with the surrounding academic complex.

Sources:

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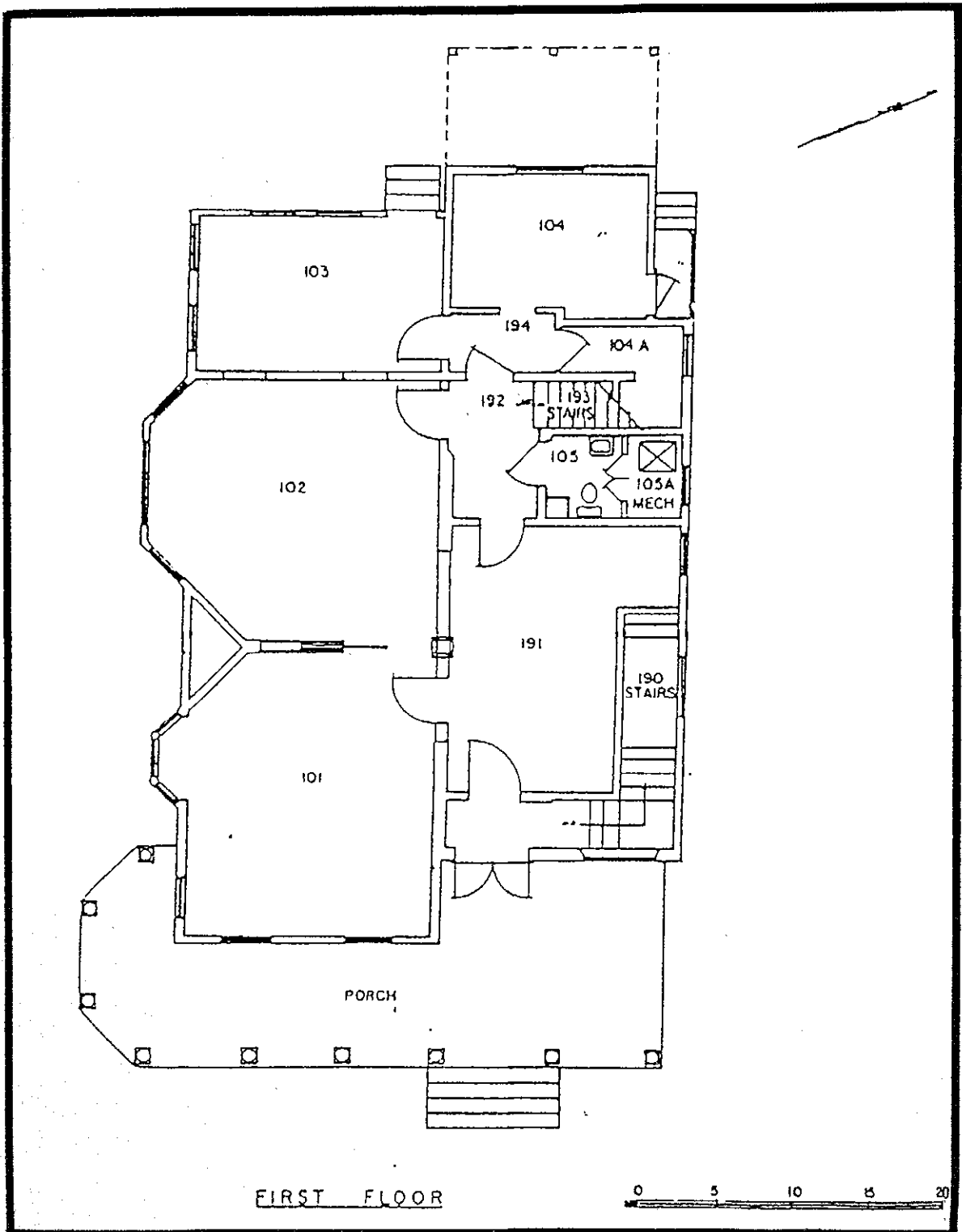
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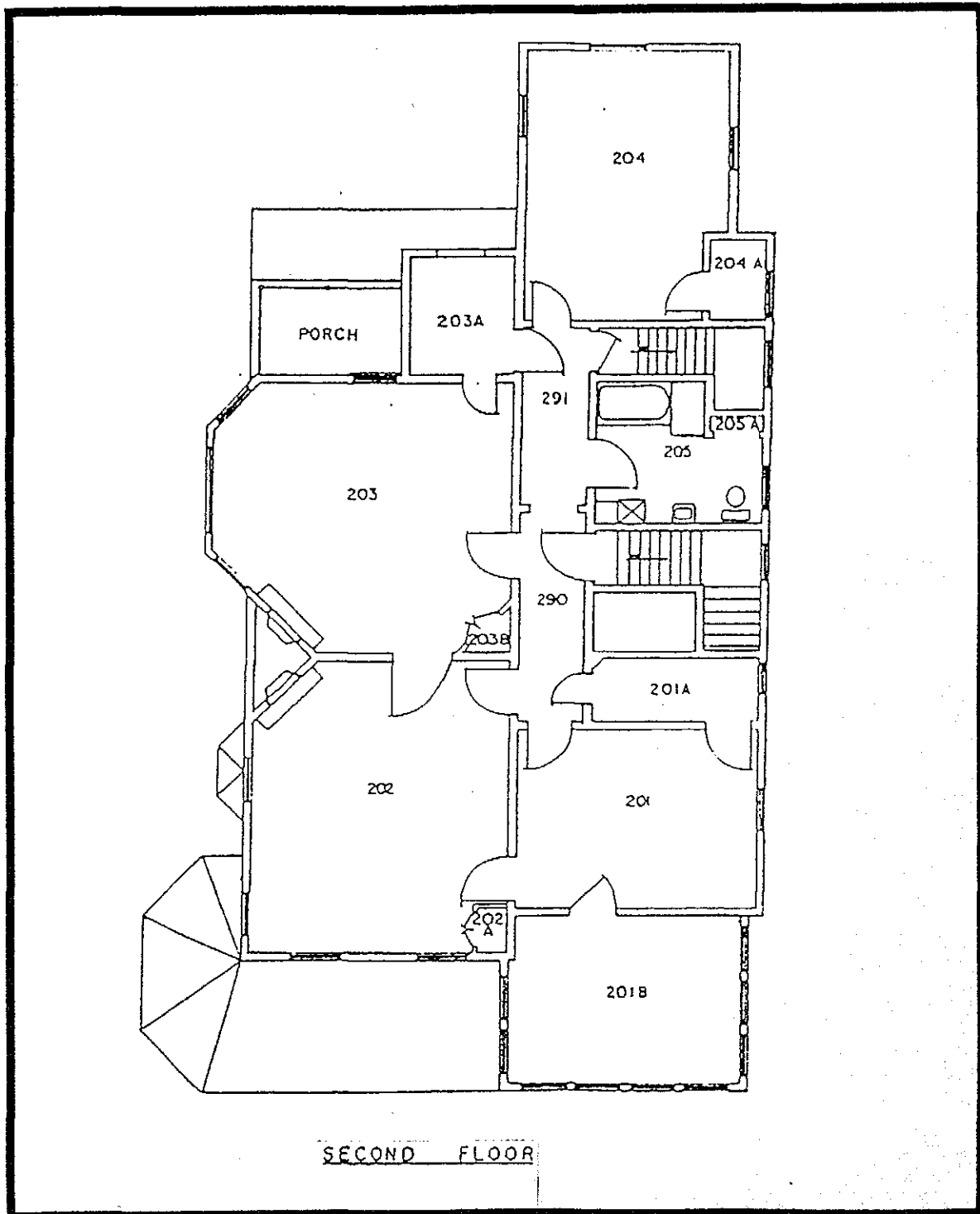
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Photocopy of drawing (Architectural floor plans in possession of Loyola University, Physical Plant, New Orleans, Louisiana). FIRST FLOOR PLAN



Photocopy of drawing (Architectural floor plans in possession of Loyola University, Physical Plant, New Orleans, Louisiana). SECOND FLOOR PLAN